


Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

New Westminster, Downtown NW # 103 55 TENTH ST, V3M 6R5		MLS# V1097193		Residential Attached Active																																																																	
		List Price: \$247,200 Previous Price: \$261,500																																																																			
		<table style="width: 100%; border: none;"> <tr> <td colspan="2">Subdiv/Complex:</td> <td colspan="2">Approx Yr Blt: 1993</td> <td colspan="2">PID: 018-336-515</td> </tr> <tr> <td colspan="2">Frontage:</td> <td colspan="2"></td> <td colspan="2">Type: Apartment/Condo</td> </tr> <tr> <td colspan="2">Depth/Size:</td> <td colspan="2">Age at List Date: 21</td> <td colspan="2">Zoning: CONDO</td> </tr> <tr> <td colspan="2">Lot SqFt: 0</td> <td colspan="2">Bedrooms: 2</td> <td colspan="2">Taxes: \$1,294 (2014)</td> </tr> <tr> <td colspan="2">Exposure:</td> <td colspan="2">Bathrooms: 2</td> <td colspan="2">GST/HST Incl?:</td> </tr> <tr> <td colspan="2">Stories in Bldg:</td> <td colspan="2">Full Baths: 2</td> <td colspan="2">Tax Incl Utilities: No</td> </tr> <tr> <td colspan="2">Flood Plain:</td> <td colspan="2">Half Baths: 0</td> <td colspan="2">Apprvl Reqd:</td> </tr> <tr> <td colspan="2">Meas. Type:</td> <td colspan="4"></td> </tr> <tr> <td colspan="2">Fixtures Lsd: N</td> <td colspan="4"></td> </tr> <tr> <td colspan="2">Fixt Removed: N</td> <td colspan="4"></td> </tr> <tr> <td colspan="2">View: N</td> <td colspan="4"></td> </tr> </table>				Subdiv/Complex:		Approx Yr Blt: 1993		PID: 018-336-515		Frontage:				Type: Apartment/Condo		Depth/Size:		Age at List Date: 21		Zoning: CONDO		Lot SqFt: 0		Bedrooms: 2		Taxes: \$1,294 (2014)		Exposure:		Bathrooms: 2		GST/HST Incl?:		Stories in Bldg:		Full Baths: 2		Tax Incl Utilities: No		Flood Plain:		Half Baths: 0		Apprvl Reqd:		Meas. Type:						Fixtures Lsd: N						Fixt Removed: N						View: N			
Subdiv/Complex:		Approx Yr Blt: 1993		PID: 018-336-515																																																																	
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View: N																																																																					
Style of Home: Ground Level Unit Construction: Concrete Foundation: Concrete Perimeter Exterior: Concrete, Stucco Rain Screen: Type of Roof: Tar & Gravel Renovations: Flooring: Laminate, Mixed Water Supply: City/Municipal Heat/Fuel: Baseboard, Electric No. of Fireplaces: 0 Fireplace Fuel: Outdoor Area: Patio(s)		R/I Plumbing: Reno Year: R/I Fireplaces:		Total Parking: Covered Parking: 1 Parking Access: Parking Facilities: Garage; Underground Dist to Public Trans: Units in Development: Locker: Possession: Title to Land: Freehold Strata Seller's Interest: Court Ordered Sale Mortgage Info: \$0 Property Disclosure: N - FORECLOSURE Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed																																																																	
Mngmt Co: Mngmt Ph: Maint Fee: \$308.61																																																																					
Maint Charge Incl: Garbage Pickup, Hot Water, Management, Gardening																																																																					
Legal: PL LMS729 LT 214 BLK 23 LD 36 INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T Amenities: Elevator, Shared Laundry Features Incl: Site Influences:																																																																					
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Listing Broker(s): Sutton Group - Seafair Realty																																																																					
Wow. Bright S.W. facing, 2 bed and 2 full bath unit for sale. 815 sq.ft. of living space, high ceilings and 2 master beds with ensuites. Great investment property, perfect location being a short walk to skytrain, markets, movie theater, Douglas College, restaurants and New West Quay. Pet friendly building and rentals allowed. Smoking hot deal to be had here. Come see for yourself! Seeing is believing.																																																																					

Tax Report - 55 TENTH Street Unit# 103
Record Updated - 12/11/2014

Jurisdiction	220-NEW WESTMINSTER - CIT	Roll Number 00569214	Property ID 018-336-515
Property Addr	55 TENTH ST Unit# 103		
Municipality	NW-CITY OF NEW WESTMINS	Board Code V	
Neighborhood	580-STRATAS		
Area	VNW-New Westminster		
Sub Area	VNWDT-Downtown NW		
Gross Taxes	\$1293.73	(2014)	More PID's Water Conn
Tax Amount Updated - 12/11/14			

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

103-55 TENTH ST
NEW WESTMINSTER BC

V3M 6R5

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS729	214	23		36				
Legal Description PL LMS729 LT 214 BLK 23 LD 36								
INTEREST IN THE COMMON PROPERTYIN PROPORTION TO T								
ADDITIONAL LEGAL INFORMATION IS AVAILABLE								

Land & Building Information

Width	Depth	Lot Size
Land Use		Actual Use STRATA LOT RES CONDO
BCA Description	STRATA APT HI RISE	Zoning C-4_RM-6 MIXED
BCAA Data Updated - 03/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$106,000	Gross Land	\$106,000	Gross Land	\$106,000
Improvement	\$106,000	Gross Improve	\$106,000	Gross Improve	\$106,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$212,000	Municipal Total	\$212,000	School Total	\$212,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
03/28/2012	\$245,000	CA2457394	IMPRV SINGLE PROP CASH TRANSAC
04/30/2009	\$177,000	CA1099707	IMPRV SINGLE PROP CASH TRANSAC
01/07/1997	\$120,000	BL4674	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:18 AM

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New Westminster, Uptown NW		MLS# V1100665		Residential Attached																																																							
# 102 815 FOURTH AV, V3M 1S8				Active																																																							
		List Price: \$167,900 Previous Price:																																																									
		Subdiv/Complex: Frontage: Approx Yr Blt: 1963 PID: 001-260-472 Depth/Size: Type: Apartment/Condo Lot SqFt: 0 Age at List Date: 52 Zoning: APT Exposure: Bedrooms: 2 Taxes: \$1,057 (2014) Stories in Bldg: 3 Bathrooms: 2 GST/HST Incl?: Flood Plain: Full Baths: 1 Tax Incl Utilities: No Meas. Type: Half Baths: 1 Apprvl Reqd: Fixtures Lsd: Fixt Removed: View: N																																																									
Style of Home: 3 Storey Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Brick Rain Screen: Type of Roof: Asphalt Renovations: Partly Flooring: Laminate, Mixed Water Supply: City/Municipal Heat/Fuel: Hot Water No. of Fireplaces: 0 Fireplace Fuel: Outdoor Area: Balcony(s); Patio(s) or Deck(s), Patio(s)		Total Parking: 0 Parking Access: Side Parking Facilities: Carport; Single R/I Plumbing: Reno Year: 2014 R/I Fireplaces: Property Disclosure: Y Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions		Covered Parking: 0 Dist to Public Trans: 1 Units in Development: 33 Locker: Yes Possession: Title to Land: Freehold Strata Seller's Interest: Court Ordered Sale Mortgage Info: \$0 Dist to School/Bus: 1 Total Units in Strata:																																																							
Mngmt Co: CROSSROADS Mngmt Ph: 604-578-4445		Maint Fee: \$531.61																																																									
Maint Charge Incl: Gardening, Garbage Pickup, Gas, Heat, Hot Water, Management, Recreation Facility																																																											
Legal: PL NWS286 LT 6 LD 36 TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY I Amenities: Elevator, Pool; Indoor, Shared Laundry, Workshop Attached Features Incl: Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby																																																											
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Listing Broker(s): Kore Realty																																																											
Extensively renovated building with new roof and balconies. This condo is a well laid out corner unit with new double pane sliding doors, private patio and the building has new balconies, railings and roof. Great location close to shopping. Two large bedrooms, and two bathrooms. The master bedroom has an ensuite bathroom. Large living and open dining room with functional kitchen. Wrap around windows with a nice view of the trees. Private indoor pool. Pictures are coming!																																																											

Tax Report - 815 FOURTH Unit# 102
Record Updated - 12/11/2014

Jurisdiction	220-NEW WESTMINSTER - CIT	Roll Number 06815005	Property ID 001-260-472
Property Addr	815 FOURTH Unit# 102		
Municipality	NW-CITY OF NEW WESTMINS	Board Code V	
Neighborhood	580-STRATAS		
Area	VNW-New Westminster		
Sub Area	VNWUP-Uptown NW		
Gross Taxes	\$1056.95	(2014)	More PID's Water Conn
Tax Amount Updated - 12/11/14			

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

102-815 FOURTH AVE
NEW WESTMINSTER BC

V3M 1S8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS286	6			36				
Legal Description PL NWS286 LT 6 LD 36 TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY I ADDITIONAL LEGAL INFORMATION IS AVAILABLE								

Land & Building Information

Width	Depth	Lot Size
Land Use		Actual Use STRATA LOT RES CONDO
BCA Description STRATA APT FRAME		Zoning RM-2 MULTIPLE DWELLING DISTRIC
BCAA Data Updated - 03/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$133,000	Gross Land	\$133,000	Gross Land	\$133,000
Improvement	\$40,200	Gross Improve	\$40,200	Gross Improve	\$40,200
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$173,200	Municipal Total	\$173,200	School Total	\$173,200

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/30/2003	\$80,000	BV246026	IMPRV SINGLE PROP CASH TRANSAC
03/26/1997	\$49,000	BL105881	IMPRV SINGLE PROP CASH TRANSAC
09/08/1993	\$106,000	BG322487	IMPRV SINGLE PROP CASH TRANSAC

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New Westminster, Uptown NW # 305 715 ROYAL AV, V3M 5X4		MLS# V1101154		Residential Attached Active																																																																
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Listing Broker(s): Sutton Grp-West Coast Realty																																																																				
View this top floor, corner, 2 bedroom, 804 SF suite with a large balcony & BRIGHT southern views. With some TLC this could be a really cute suite. Nice floor plan, with lots of windows. Centrally located, walk to skytrain, shopping, schools, Douglas College, New West Quay. Easy to show.																																																																				

Tax Report - 715 ROYAL Unit# 305
Record Updated - 12/11/2014

Jurisdiction	220-NEW WESTMINSTER - CIT	Roll Number 01004013	Property ID 001-700-006
Property Addr	715 ROYAL Unit# 305		
Municipality	NW-CITY OF NEW WESTMINS	Board Code	V
Neighborhood	580-STRATAS		
Area	VNW-New Westminster		
Sub Area	VNWUP-Uptown NW		
Gross Taxes	\$1108.23	(2014)	More PID's Water Conn
Tax Amount Updated - 12/11/14			

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

305-715 ROYAL AVE
NEW WESTMINSTER BC

V3M 5X4

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS1229	13	35		36				
Legal Description PL NWS1229 LT 13 BLK 35 LD 36 TOGETHER WITH AN INTEREST INTHE COMMON PROPERTY I ADDITIONAL LEGAL INFORMATION IS AVAILABLE								

Land & Building Information

Width	Depth	Lot Size	
Land Use		Actual Use	STRATA LOT RES CONDO
BCA Description	STRATA APT FRAME	Zoning	RM-2 MULTIPLE DWELLING DISTRIC
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$114,000	Gross Land	\$114,000	Gross Land	\$114,000
Improvement	\$67,600	Gross Improve	\$67,600	Gross Improve	\$67,600
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$181,600	Municipal Total	\$181,600	School Total	\$181,600

Sale History Information

Date	Price	Document #	Type of Sales Transaction
03/22/2001	\$82,500	BR65705	IMPRV SINGLE PROP CASH TRANSAC
08/11/2000	\$75,000	BP191040	IMPRV SINGLE PROP CASH TRANSAC
06/29/1994	\$116,000	BH246888	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/18/15 8:18 AM